

***Village of Barrington
Plan Commission
Draft Minutes Summary***

Date: January 11, 2005

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Anna Bush, Chairperson
Curt Larsen, Vice Chair
Harry Burroughs
Richard Ehrle
Bhagwant Sidhu

Staff Members: Jeff O'Brien, Planner/Zoning Coordinator

Call to Order

Ms. Bush called the meeting to order at 7:00 p.m.

Roll call noted the following: Anna Bush, Chairperson, present; Curt Larsen, Vice Chair, present; Bhagwant Sidhu, present; Harry Burroughs, present; Steve Morrissey, absent; Ruth Schlossberg, absent; Richard Ehrle, present

There being a quorum, the meeting proceeded.

Ms. Bush announced the order of the agenda.

New Business

PC 04-14 Barrington Court Amendment; 876-913 Hampstead Court (Planned Development Amendment)

Petitioner: Mark Perlman, Empeco Builders, Inc., 1015 North Corporate Circle, Grayslake, IL 60030

Ms. Bush asked for the petitioner presentation. She swore Mr. Perlman in.

Mr. Perlman explained the request. He stated that the amendment to the existing Planned Development Ordinance would allow for fences around in-ground pools only. Mr. Perlman noted that the current ordinance and covenants for the subdivision allow for swimming pools, but do not allow for fences. He stated that the Barrington Building Code requires a forty-eight (48) inch barrier around a pool, which effectively bans pools in the Barrington Court subdivision. He stated that fences around the entire property are still prohibited.

Mr. Burroughs asked about defining an extent for fenced areas.

Mr. O'Brien stated that the proposed modifications do not define an extent. He noted that staff would review individual permits to ensure only the pool area was being fenced in. He noted that staff would be amenable to providing language specifying the extent of the area that could be fenced in.

Mr. Burroughs asked if the area would include the associated pool deck and/or patio.

Mr. O'Brien said that the associated pool area could be fenced in. He noted that staff would not require homeowners to only fence the pool in.

Mr. Larsen stated that the language should not be amended because staff has to review building permits for pools anyway and could determine the extent of the fencing. He noted that it would be difficult to include such a provision in the amendment.

Ms. Bush stated that she agreed with Mr. Larsen. She asked if above-ground pools were allowed in the subdivision.

Mr. Perlman stated that only in-ground pools are allowed by the Planned Development and private covenants.

Mr. O'Brien provided the staff report. He noted that staff had some minor changes to the petitioner's proposed language. He described the Building Code requirements and what would be allowed under the Zoning Ordinance's fence regulations. Mr. O'Brien stated that staff was recommending approval of the petition.

Ms. Bush stated that Carol and Rich Schubert, 210 Carriage Trail, sent an email objecting to the proposal. She stated that the Schuberts were concerned that pools would be allowed in Barrington Court but not in Carriage Trail. She asked Mr. O'Brien to clarify this issue.

Mr. O'Brien stated that according the Carriage Trail Planned Development Ordinance (#95-2554) pools would be allowed by the Village of Barrington. He stated that he thought the restrictions on pools in Carriage Trail were private restrictions. He noted that the Village ordinances would allow a pool provided that building and zoning regulations could be met.

Ms. Bush asked for public comments and swore in all who would be speaking.

Public Comment

Paula Williams, 203 Carriage Trail, Barrington, IL

Ms. Williams stated that the restriction on pools in Carriage Trail was a private restriction. She noted that fences were not restricted in their subdivision. She stated that she was attending the meeting to get more information about the petitioner's request.

Mr. Larsen stated that the fences along Hough Street and along the northern boundary of Carriage Trail were required by the Planned Development Ordinance.

Ms. Bush closed public comment.

Ms. Sidhu asked about the private restrictions on pools in Carriage Trail. She wondered what the homeowners could do to allow pools in that subdivision.

Ms. Bush explained that restriction was a private and the Village did not have any control over amending or enforcing those provisions.

Motion:

Mr. Larsen made a motion to recommend approval of PC 04-14, adopting staff's findings as the Plan Commission's and leaving the extent of fencing to staff's discretion, to the Board of Trustees. Ms. Sidhu seconded the motion. Roll call vote noted the following:

Sidhu – yes

Burroughs – yes

Ehrle – yes

Larsen – yes

Bush – yes

Motion carries 5-0.

Approval of Minutes

Mr. Larsen made a motion to approve the minutes of November 16, 2004 as presented. Mr. Ehrle seconded. Voice vote recorded all yes. Motion carried.

Planner's Report

Mr. O'Brien provided a brief update on upcoming cases for the Plan Commission. He provided a brief update on CVS Pharmacy's schedule.

Mr. Burroughs asked about the accessory structure height amendment.

Mr. O'Brien explained where the amendment was in the process. He stated that staff was doing research and hoping to have the amendment to the Plan Commission by the second meeting in February.

Mr. Larsen asked for updates on Cook Street Plaza's progress.

Mr. O'Brien stated that the project is slightly ahead of schedule and should be completed by November 2005.

Mr. Larsen asked about the progress on the second building in the Creekside Point development.

Mr. O'Brien stated that the project was moving along smoothly and that sales of the condominiums had begun.

Mr. Larsen asked about the Alden project.

Mr. O'Brien stated that the petitioner was finalizing financing for the project and staff were expecting permit drawings soon.

Ms. Bush asked for an update on the construction on the Motorwerks construction along Dundee Road.

Mr. O'Brien stated that he did not have any information on the work, but he would get an update for the Plan Commission.

Adjournment

Mr. Larsen moved to adjourn the meeting. Mr. Burroughs seconded the motion. Voice note recorded all Ayes. The motion carried. The meeting was adjourned at 7:30 p.m.

Respectfully submitted,
Jeff O'Brien
Planner/Zoning Coordinator

Anna Bush, Chairperson
Plan Commission